



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 8, 2022

Gray and Sons Construction LLC  
Attn: Roderick Gray  
250 North Rock Road  
Suite 300C  
Wichita, KS 67206

**RE: ZON2022-00051:** Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District; generally located on the southwest corner of West Burton Avenue and South Meridian Avenue (201 South Meridian).

Dear Applicants;

At its regular meeting on **November 8, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner

Copies to: MABCD  
Brandon Johnson, City Council District I  
Tasha Hayes, CSR District I



**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 7, 2022

Gray and Sons Construction LLC  
Attn: Roderick Gray  
250 North Rock Road  
Suite 300C  
Wichita, KS 67206

**RE: ZON2022-00051:** Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District; generally located on the southwest corner of West Burton Avenue and South Meridian Avenue (201 South Meridian).

Dear Applicant;

At its regular meeting on **October 6, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on October 20, 2022. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed and must be submitted to the City Clerk by **October 20, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, November 8, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Current Plans, Associate Planner

Copies to: MABCD  
Brandon Johnson, District Advisory Board I  
Tasha Hayes, Community Services Representative I

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Nov. 23, 2022

ORDINANCE NO. 51-986

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. ZON2022-00051**

City zone change from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District on property described as:

The North 50 feet of the South 75 feet of the East Half of Lot 5, Smithson's Addition to the City of Wichita, Sedgwick County, Kansas.

**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:

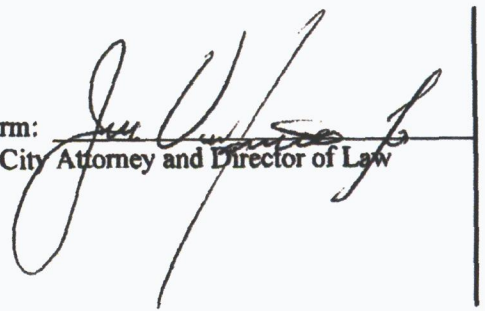
  
Brandon L. Whipple, Mayor, City of Wichita

  
Jamie Buster, City Clerk

(SEAL)



Approved as to form:  
Jennifer Magaña, City Attorney and Director of Law





**Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!**



## **LEGAL PUBLICATION**

OCA 150004

PUBLISHED IN THE WICHITA EAGLE  
ON NOVEMBER 25, 2022 (819588)

ORDINANCE NO. 51-986

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

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ATTEST:

Brandon J. Whipple,  
Mayor, City of Wichita

Jamie Buster, City Clerk  
(SEAL)

Approved as to Form:  
Jesse Magallon, City Attorney and Director of Law



Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	316357	Print Legal Ad - IPL0089366		\$335.58	4	100 L

Attention: MANDY HEBERT

CITY OF WICHITA/PLANNING DEPT  
271 WEST THIRD ST., 2ND FL, SU 203  
WICHITA, KS 67202

### LEGAL PUBLICATION

Published in The Wichita Eagle on September 15, 2022  
(One Time Only)

MAPC/BZA October 6, 2022

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 6, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually; public participation is available in multiple ways, those without technology options can participate by going to the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316)268-4421.

BZA2022-00038: Variance request in the City to permit a sign area increase from 32 sq. ft. to 42 sq. ft. to increase visibility of sign and to permit an LED sign on property zoned GO General Office, located on the west side of South Hillside Ave and within one-half mile south of East Douglas Ave (311 S Hillside).  
BZA2022-00041: Variance request in the City to increase the height of an off-site sign to 60 feet on property zoned LI Limited Industrial, generally located on the west side of Hydraulic Avenue, within one-quarter mile north of East 37th Street North (4035 North Hydraulic Avenue).  
BZA2022-00042: Variance request in the City to increase the permitted height of a screening wall from 9 to 10 feet on property zoned SF-5 Single-Family Residential; generally located a quarter-mile east of the intersection of North Ridge Road and West 13th Street North.

CON2022-00032: Conditional Use request in the City for Day Care, General, located in SF-5 Single Family zoning district, approximately one-quarter mile east of the intersection of East Central Avenue and North Woodlawn Blvd (7011 East Central Avenue).  
CON2022-00033: Conditional Use request in the City to amend CON2012-21 to allow outside music and dancing and amend CU-523 to modify hours of operation on property zoned LC Limited Commercial; generally located on the north side of West 21st Street North and within one block east of North Tyler Road (8550 & 8558 W 21st Street).

CON2022-00034: Conditional Use Request in the City to permit an off-site sign within 300 feet of residential property; on property zoned GI General Industrial; located between North Hydraulic and I-135 Highway and within one-quarter mile north of East 37th Street North (4035 N Hydraulic).  
CON2022-00035: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor (associated with ZON2022-00046) for a used car dealership on property zoned LC Limited Commercial; located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 N Hillside Ave).

CUP2022-00041: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial; located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd).  
CUP2022-00042: Community Unit Plan Amendment request in the City to DP-126 to increase the height of an existing cell tower from 120 feet to 137 feet on property zoned GO General Commercial; located within one-quarter mile north of East Central Avenue and within one-quarter mile east of North Edgemoor.

CUP2022-00043: Request in the City to Amend Parcel 5 of the Talgrass East Business Park CUP DP-192 to convert a medical office into a general office use (with ZON2022-00046).  
CUP2022-00044: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial; located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd).  
CUP2022-00044: Request in the City to amend the LC Limited Commercial zoned Community Unit Plan DP-279 to sign all Parcels and Reserves with the replot of Cross Points 2nd Addition, and revise provisions for signage totals and size, access drives, landscaping, height of buildings and architectural control on certain parcels; generally located on the southeast side of East 21st Street North and North Greenwich Road.

VAC2022-00028: Request in the City to Vacate a portion of a platted setback on LI Limited Industrial zoned property; generally located on the southwest corner of East 38th Street North and North Webb Road.  
VAC2022-00029: Request in the City to Vacate platted sanitary sewer easements on property zoned LI Limited Industrial; generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.

VAC2022-00030: Request in the City to Vacate utility easements in Limited Commercial (LC) zoning in CUP DP-250 for site development; generally located on the west side of North Ridge Road and on the north side of West 37th Street North.  
ZON2022-00040: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential on property located on the west side of South 167th Street West and within one-quarter mile north of West Maple Street.

ZON2022-00045: Zone Change request in the City from LC Limited Commercial District with PO #175 to GO General Commercial District with PO #397 to allow development of vacant parcels; generally located east of South Seneca Street within one-half mile of West Harry Street.  
ZON2022-00046: Zone Change request in the City from MF-29 Multi-Family Residential to LC Limited Commercial (with CON2022-00035) for Vehicle and Equipment Sales, Outdoor, located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 North Hillside).

ZON2022-00047: Zone Change request in the City from LC Limited Commercial to CBD Central Business District to redevelop the site in a consistent manner with surrounding properties; generally located on the south side of West Douglas Avenue, within two-block east of South Seneca Street (601 W Douglas).  
ZON2022-00048: Zone change request in the City from S Multi-Family Residential to GO General Office associated with CUP2022-00043 a minor amendment to Community Unit Plan DP-192 to allow general office uses on Parcel 5, generally located within one-block east of North Webb Road and one-half mile south of K-96 Highway (8727 E Shannon Woods Cir).

ZON2022-00050: Zoning change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build duplexes; generally located on the east side of South Greenwood Road, within one-quarter mile south of East Harry Street.  
ZON2022-00051: Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District; generally located on the southwest corner of West Burton Avenue and South Meridian Avenue (201 South Meridian).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time; 2) participate remotely; or 3) attend in-person at the Ronald Reagan Building (see below).

Submit Comments Ahead of Time  
You can submit comments regarding items on the Planning Commission agenda to the WichitaSedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email - Planning@wichita.gov  
Mailing Address - WichitaSedgwick County Metropolitan Area Planning Department  
Attn: Scott Wadle  
271 W. 3rd Street - Suite 201  
Wichita, KS 67202  
Phone - 316.268.4421  
Fax - 316.858.7764

Participate Remotely  
Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/651544141>  
You can also dial in using your phone.  
United States: +1 (671) 317-3122  
Access Code: 651-544-141

Join from a video-conferencing room or system.  
Dial in or type: 67.217.95.2 or inroomlink.gotomeeting.com  
Meeting ID: 651 544 141  
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141  
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

Attend In-Person  
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on September 15, 2022  
Scott Wadle, Secretary  
WichitaSedgwick County  
Metropolitan Area Planning Commission  
FLO089366  
Sep 15 2022

In The STATE OF KANSAS  
In and for the County of Sedgwick

No. of Insertions: 1

Beginning Issue of: 09/15/2022

Ending Issue of: 09/15/2022

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/15/2022 to 09/15/2022.

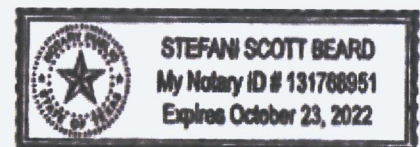
*Ch. Hayley*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 09/15/2022

*Stefani Beard*

Notary Public in and for the state of Texas, residing in  
Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!





**STAFF REPORT**

MAPC: October 6, 2022

DAB IV: October 3, 2022

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CASE NUMBER: ZON2022-00051 (City)

APPLICANT/AGENT: Gray and Sons Construction, LLC (Applicant)/ Roderick Gray (Agent)

REQUEST: MF-18 Multi-Family Residential District

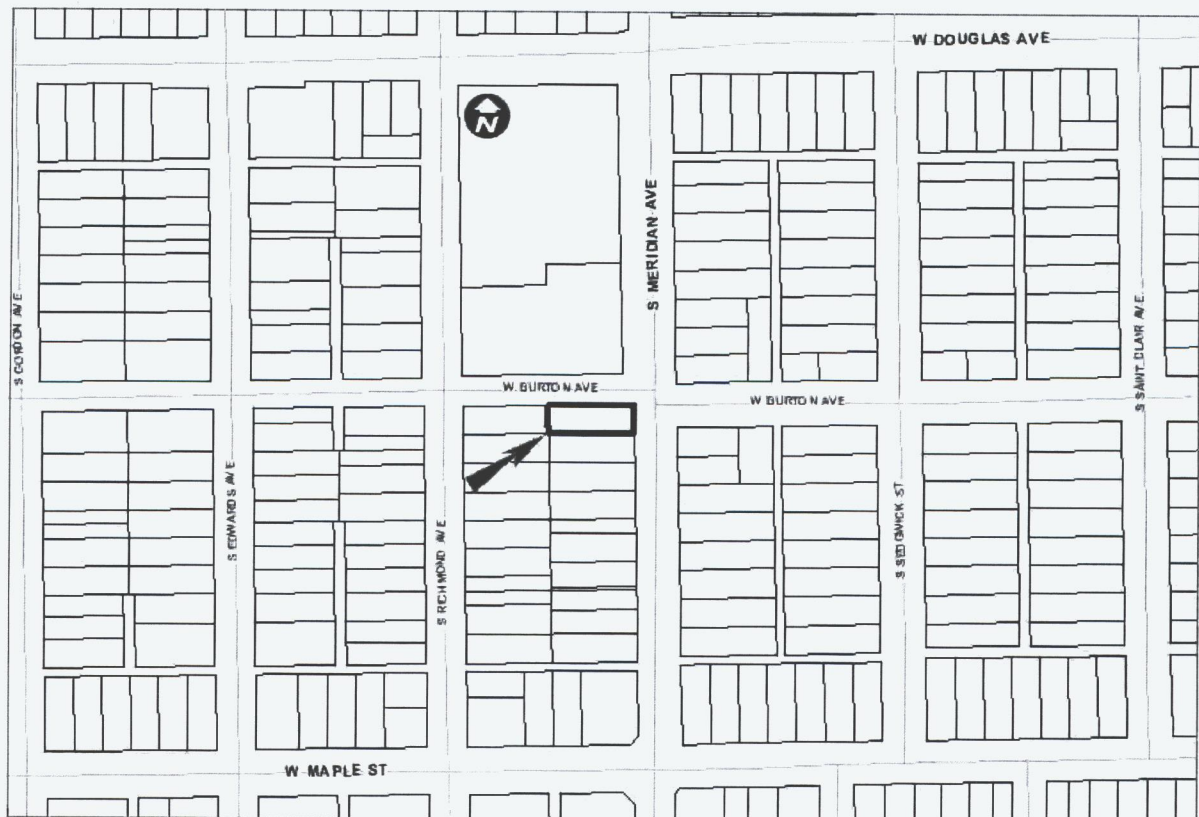
CURRENT ZONING: TF-3 Two-Family Residential District

SITE SIZE: 0.17 acres

LOCATION: Generally located 650 feet south of West Douglas Avenue, on the west side of South Meridian Avenue (201 South Meridian Avenue).

PROPOSED USE: Three dwelling units

RECOMMENDATION: Approve





**BACKGROUND:** The applicant is requesting a zone change from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District on 0.17 platted acres. The site is generally located 650 feet south of West Douglas Avenue, on the west side of South Meridian Avenue (201 South Meridian Avenue). The site is currently developed with a two-story duplex dwelling and a two-story garage with a dwelling unit on the second floor, for a total of three Dwelling Units.

According to Section III-7.d of the Unified Zoning Code, Multi-Family is allowed at a maximum density of 17.4 Dwelling Units per acre. The applicant is requesting three units on 0.17 acres, which is the maximum density permitted.

According to the Unified Zoning Code, Multi-Family requires 1.25 parking spaces per efficiency and one-bedroom Dwelling Unit and 1.75 parking spaces per two bedroom or larger Dwelling Unit, so the site will require a maximum of 5.25 parking spaces. There is currently a two-car garage and gravel driveway that face Burton Avenue, and there is an additional gravel driveway behind the two-story dwelling unit. The applicant will need to pave the driveways in order to satisfy the parking requirement. The applicant also has the option of reducing the parking by up to 25 percent through an administrative adjustment.

The proposed MF-18 Multi-Family Residential District zoning abuts SF-5 Single-Family Residential District zoning and is located on an arterial street. Therefore, the applicant must adhere to the Wichita Landscape Ordinance and submit a landscape plan prior to the issuance of building permits. Because the property's average lot depth is less than 175 feet, the minimum amount of landscaping required for the landscaped street yard is eight square feet per lineal foot. The development also must provide a six-foot solid screening fence along the east and south property lines. According to Section IV-B of the Unified Zoning Code, screening is required when abutting single-family zoning districts.

Property to the north is zoned LC Limited Commercial District and is developed with a government office building. Properties to the south and west are zoned TF-3 Two-Family Residential District and are developed with single-family residential dwellings. Property to the east is zoned SF-5 Single-Family Residential District and is developed with a single-family residential dwelling.

**CASE HISTORY:** On June 28, 1886, the Smithsons Addition was created. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

North:	LC	Government office building
South:	TF-3	Single-family residence
West:	TF-3	Single-family residence
East:	SF-5	Single-family residence

**PUBLIC SERVICES:** All municipal services and utilities are available to serve the site. The property has access to South Meridian Avenue, a paved, three-lane arterial with sidewalks on both sides, and West Burton Avenue, a paved, two-way local street with sidewalks on both sides. Wichita Transit serves this area within one block of this property, on the northwest corner of South Meridian Avenue and West Maple Street.

**CONFORMANCE TO PLANS/POLICIES:** The proposed use is in conformance with the Community Investments Plan. The Wichita-Sedgwick County Comprehensive Plan, the Community Investments Plan, identifies the site as a "Residential" on the Future Growth Map Concept Map as: *"Encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly"*

(assisted living, congregate care and nursing homes).”

Wichita Places for People Plan: The requested zoning aligns with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- Strategies: The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 5, “Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.” The small-scale development would provide housing options that otherwise might not be immediately available in the area.
- Current Condition: The subject property is located within an area identified as an “area of opportunity.” The *Wichita: Places for People Plan* defines areas of opportunity as those “areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public, and private, to assist in redefining and reinvigorating the area. Areas of opportunity also require capacity-building at the neighborhood level to accommodate redevelopment that is beneficial to the neighborhood and its residents.”

**RECOMMENDATION:** Based upon the information available at the time the report was prepared, staff recommends the zone change request be **APPROVED**.

This recommendation is based on the following findings:

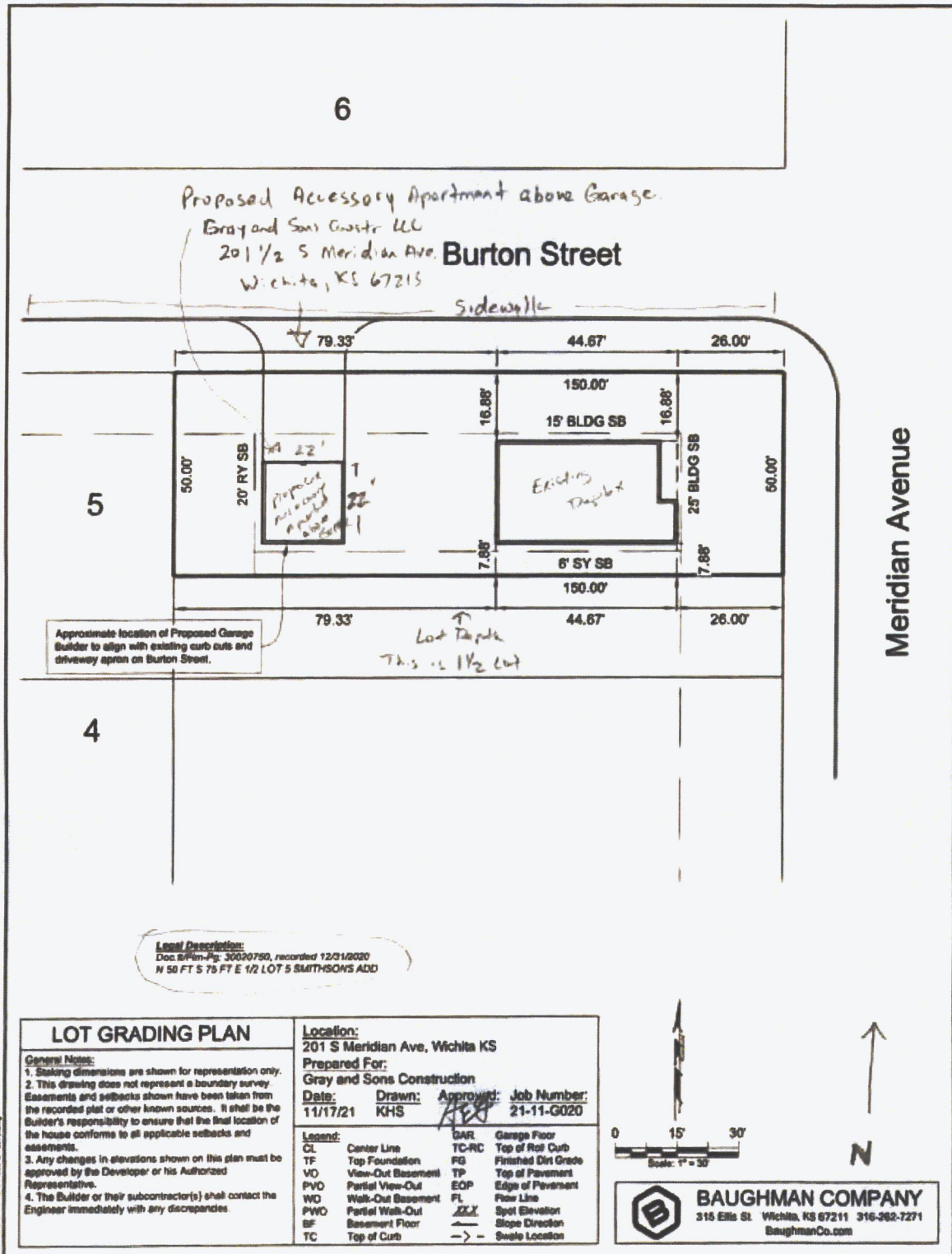
1. The zoning, uses and character of the neighborhood: Property to the north is zoned LC Limited Commercial District and is developed with a government office building. Properties to the south and west are zoned TF-3 Two-Family Residential District and are developed with single-family residential dwellings. Property to the east is zoned SF-5 Single-Family Residential District and is developed with a single-family residential dwelling.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned TF-3 Two-Family Residential District, which permits Multi-Family as a Conditional Use under Section III-6.c of the Unified Zoning Code (UZC). However, TF-3 zoning only permits Multi-Family at a maximum of 14.5 Dwelling Units per acre, and the applicant is requesting more than the amount of Dwelling Units that TF-3 zoning can support.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate that approval of the request will generate significant amounts of additional traffic and there is ample parking on site.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed use is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in the report.
5. Impact of the proposed development on community facilities: Staff expect that there will be minimal significant impact on public roads, water and sewer service.

Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map

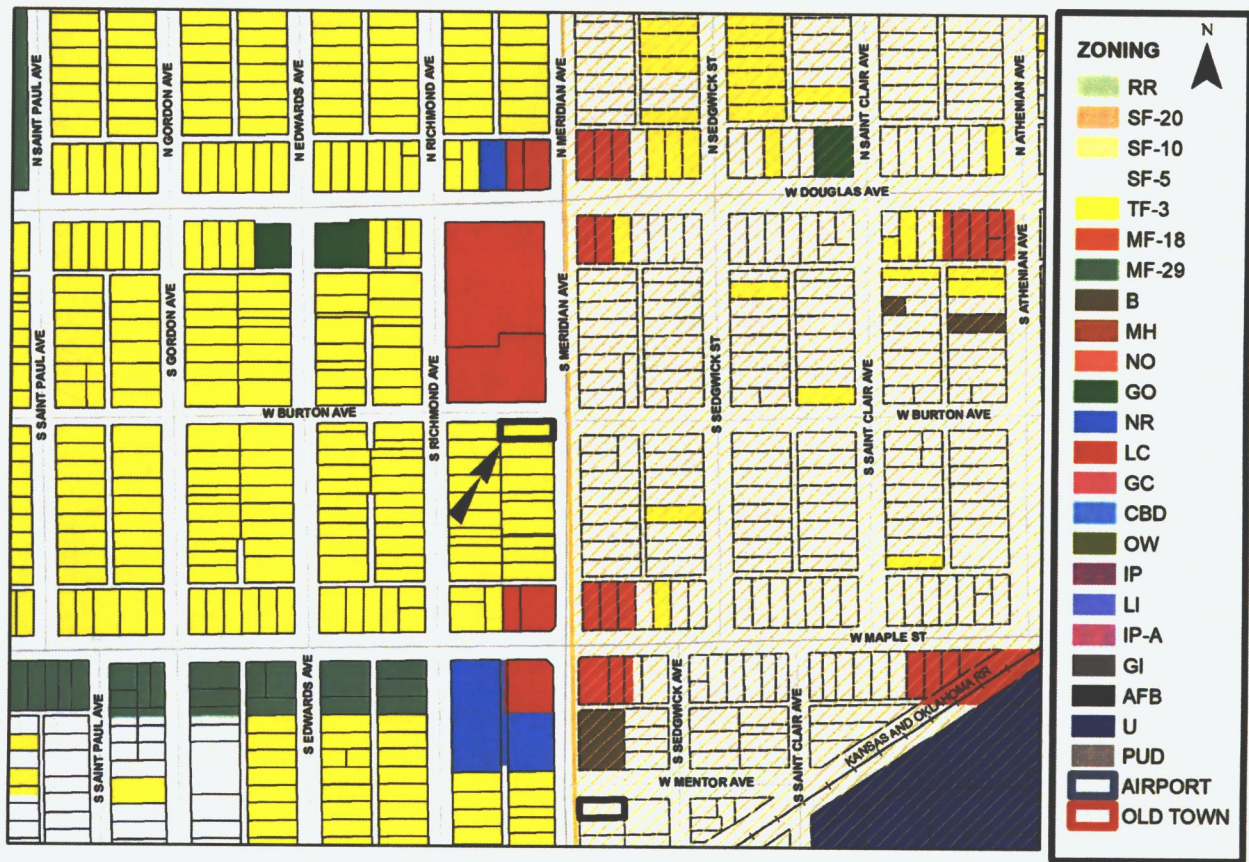


5. Site Photos











### Legend

- ### Statistical Development Areas

- ## LAND USE

- 





Looking east towards site



Looking north away from site



Looking east away from site



Looking south away from site



**Looking south towards site**



**Looking southeast towards site**



**Looking south towards main structure**



**Looking southwest towards site**

